



Hawthorn House Penguin Road, Scratby

Great Yarmouth



Minors & Brady

Hawthorn House Penguin Road

Scratby, Great Yarmouth

A home that immediately feels connected to its setting, this detached Scratby residence combines generous proportions with a quietly elevated style, all set against open views of the Norfolk countryside. Offering over 2,200 sqft of adaptable accommodation, it has been thoughtfully updated to suit modern living, with a recently refitted kitchen, new staircase and LPG heating system. The 29ft open-plan kitchen/dining room forms the natural hub of the house, complemented by a light-filled 24ft living room with a wood burner and sliding doors to the garden. Upstairs, four bedrooms include two en-suites, while a versatile ground-floor room provides scope for a home office, snug or playroom. Outside, the expansive gardens, summerhouse and countryside backdrop create a setting well suited to relaxed family life and outdoor living.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

LPG central heating system.



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- Exclusive detached residence positioned within a sought-after residential area of Scratby, overlooking the sweeping Norfolk countryside at the rear
- Over 2,200sqft of spacious and flexible accommodation that can easily adapt to your families lifestyle preferences and interior style
- Recent upgrades include a new staircase, kitchen, fascia boards, an electric consumer box and an LPG central heating system
- Strong kerb appeal with an 'in and out' driveway providing off-road parking, maintained lawns, colourful planting and an integral garage for storage use
- 24ft living room accentuated by a brick-built fireplace with an inset wood burner and sliding doors that open out to the patio
- The heart of the home lies within the 29ft open-plan kitchen/dining room that creates an effortless flow for everyday living and entertaining, with French doors that open out to the garden
- Recently fitted kitchen equipped with stylish cabinetry, quality worksurfaces, a central island and a full-range of integrated appliances
- Flexible dining room and a ground-floor bedroom, with the opportunity to have a home office, a playroom for children or a cosy snug
- Four first-floor bedrooms, two of which benefit from private en-suites, whilst the remaining bedrooms share a modern family bathroom
- Expansive, private gardens offering endless possibilities for outdoor leisure, featuring a patio terrace for outdoor seating, a sweeping lawn, three timber sheds and a large summerhouse



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Scratby

Penguin Road sits in a calm residential stretch of Scratby, a small coastal village where everyday life is shaped by the sea. The clifftops and beach are only a short walk away, giving you quick access to wide sandy shores, big skies and those long, open coastal paths that make this part of Norfolk so appealing.

For larger stores, Tesco Superstore and Lidl in Caister-on-Sea are the closest major supermarkets, both within an easy drive. Families typically look toward Ormesby Village Infant and Junior Schools, Hemsby Primary School, and Caister Academy for secondary education, all reachable without hassle. Transport links are practical for a coastal village: regular bus routes run along the coast toward Hemsby, Caister, and Great Yarmouth, and road connections make local and regional travel straightforward. The lifestyle here is relaxed and outdoors-led, with the coast close enough to enjoy whenever the mood strikes.



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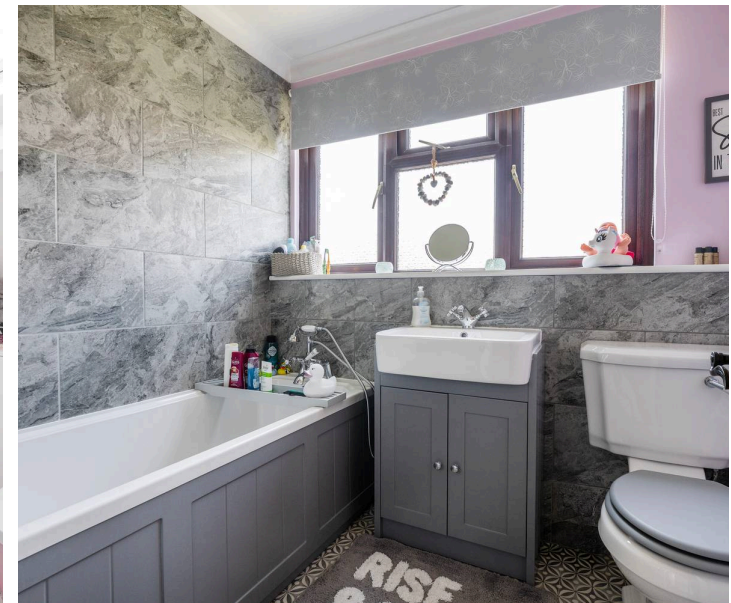
An impressive detached residence set within one of Scratby's most desirable residential pockets, this home captures the essence of refined coastal-countryside living. With far-reaching views across the sweeping Norfolk fields to the rear and over 2,200 sqft of beautifully balanced accommodation, it offers a sense of space, calm and flexibility that aligns effortlessly with modern family life.

Thoughtfully upgraded in recent years, including a new staircase, refitted kitchen, updated fascia boards, new electric consumer unit and an LPG central heating system, the property blends comfort with considered style.

Its approach is particularly striking, with an 'in and out' driveway, tended lawns, seasonal planting and an integral garage, all contributing to a strong first impression.

Inside, the atmosphere is bright and welcoming. The entrance hall sets a gentle rhythm for the home, accompanied by a cloakroom and a useful cupboard for coats, shoes etc.

The 24ft living room is a wonderfully relaxed space, anchored by a brick-built fireplace with an inset wood burner, while sliding doors frame views of the garden and invite natural light throughout the day.



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The 29ft open-plan kitchen/dining room forms the social heart of the house, a generous, free-flowing space designed for both everyday ease and entertaining. French doors open to the garden, and the recently installed kitchen features elegant cabinetry, quality worksurfaces, a central island and a full suite of integrated appliances.

A separate dining room and a ground-floor bedroom welcome versatility, lending itself to a home office, playroom, snug or a guest bedroom if required.

Upstairs, the home continues to impress with four well-proportioned bedrooms. Two enjoy private en-suites, including one newly installed, while the remaining rooms are served by a modern family bathroom. The layout feels intuitive and well-considered, offering the utmost comfort and privacy.

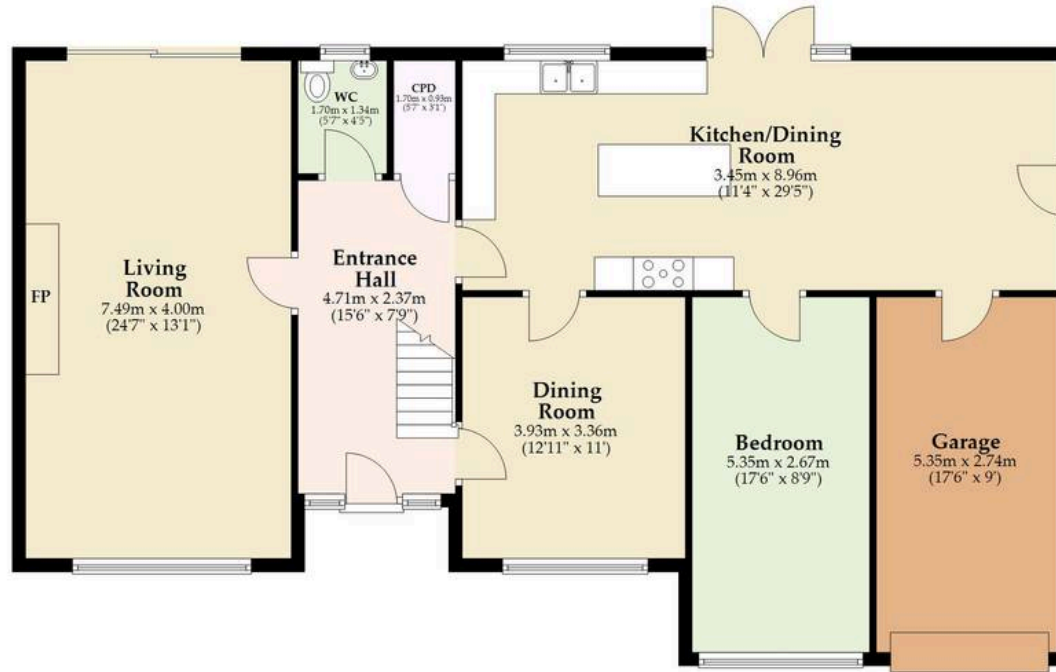
The rear garden is a standout feature, expansive, private and beautifully connected to the landscape beyond. A patio terrace provides a natural spot for outdoor dining, while the sweeping lawn, three timber sheds and a large summerhouse offer scope for hobbies or storage. The uninterrupted countryside backdrop enhances the sense of space and tranquillity, creating a setting that feels both uplifting and deeply restful.



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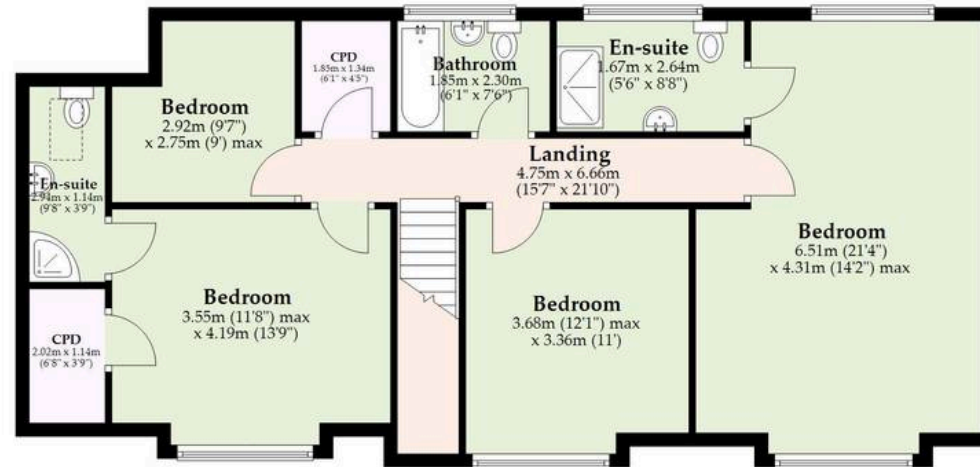
Ground Floor

Approx. 121.5 sq. metres (1308.1 sq. feet)



First Floor

Approx. 89.3 sq. metres (961.2 sq. feet)



Total area: approx. 210.8 sq. metres (2269.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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